

Message Text

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ACTION L-03

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TAGS: CPRS MX (SAN ANTONIO SHORES)

SUBJ: SAN ANTONIO SHORES

REF: TIJUANA'S AIRGRAM A-82, OCTOBER 16, 1974 AND STATE 145627,
JUNE 24, 1975

1. CONGEN REGRETS LATE REPLY TO DEPARTMENT TELEGRAM BUT DIRECT
TRANSFER OF ONE OF TWO SCS OFFICERS AND HEAVY WORKLOAD PRECLUDED
VISIT OF SAN ANTONIO SHORES UNTIL THIS WEEK.

2. CONOFF VISITED SAN ANTONIO SHORES AND SPOKE WITH FRANCISCO
PRECIADO, SUBDIRECTOR SAN ANTONIO SHORES DEVELOPMENT PROGRAM.
PRECIADO EXPLAINED KLEINER HOMESITE POORLY PREPARED BY FORMER
DEVELOPERS WITHOUT BENEFIT PROPER COMPACTING OR RETAINING WALLS
WHICH RESULTED IN SHIFTING OF HOME AND CRACKING OF
WALLS AND FOUNDATION. DURING VISIT TO HOMESITE, CONOFF NOTED
HOME LOCATED ON CLIFF OVERLOOKING SEA. PATIO FACING SEA SHIFTING
AND WILL PROBABLY EVENTUALLY FALL INTO SEA. HOUSE WALLS CONSTRUCTED
OF BRICK CRACKED IN MANY DIFFERENT PLACES, SOME AS WIDE AS ONE
INCH OR MORE. FLOORS INSIDE HOME SUNKEN AND CRACKED. CONOFF
BELIEVES LIVING IN HOME WOULD BE IMPRUDENT. PRECIADO STATED
IT WOULD BE MORE EXPENSIVE TO REPAIR HOME THAN TO DESTROY IT
AND START FROM SCRATCH.

3. PRECIADO SAID ASSESSMENT OF KLEINER PROPERTY TOTALS 7,059.13.
KLEINER MAY PAY THIRTY PERCENT DOWN WITH REMAINDER PAID OVER THREE
YEAR PERIOD. IT APPEARED THERE MAY BE SOME FLEXIBILITY IN THESE
TERMS AND KLEINER MAY WISH TO NEGOTIATE FURTHER. ATTEMPTS HAVE
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REPORTEDLY BEEN MADE TO SELL THE HOME BUT PROSPECTIVE BUYERS

LOSE INTEREST WHEN THEY SEE ITS CONDITION. PRECIADO SAID KLEINER TOOK POSSESSION OF ALL HIS PERSONAL BELONGINGS AND GAVE MANY OF THEM AWAY TO NEIGHBORS AT SAN ANTONIO SHORES INCLUDING REFRIGERATOR. HE SAID HE HAS ABSOLUTELY NO INTEREST IN KLEINER'S PERSONAL BELONGINGS.

4. PRECIADO EXPLAINED THAT ORIGINALLY STATE SAID IT WOULD ABANDON PROJECT IF LESS THAN 800 PERSONS AGREED TO PARTICIPATE (SEE REF AIRGRAM). HOWEVER, ONLY ABOUT 500 HAVE AGREED TO THE PLAN AND OF THOSE 500 ONLY 316 HAVE PAID THE ASSESSMENT. THIS HAS RESULTED IN INSUFFICIENT FUNDS. FOR DEVELOPMENT OF THE PROJECT AND HE SAID STATE TAX MONEY HAS BEEN UTILIZED. THIS USE OF TAX FUNDS HAS RESULTED IN CRITICISM FROM MEXICAN UNIVERSITY STUDENTS WHO ARGUE U.S. GOVERNMENT WOULD NOT STEP IN AND HELP IF MEXICANS WERE DEFRAUDED ON THE U.S. SIDE.

5. THE ORIGINAL DEVELOPMENT OF SAN ANTONIO DEL MAR COMPRISED 2400 ACRES. THE PRESENT DEVELOPMENT IS MADE UP OF A TOTAL OF 105 ACRES. SOME OF THE AMERICANS WHO PURCHASED MORE THAN ONE LOT HAVE COMPLAINED THAT THEY RECEIVE ONLY ONE SMALL LOT IN EXCHANGE AND THEY ARE STILL REQUIRED TO PAY AN ASSESSMENT. PRECIADO EXPLAINED THAT WITHOUT THE ASSESSMENT, THE PROJECT COULD NOT HAVE BEEN CONTINUED AND ALL INVESTORS WOULD HAVE LOST THEIR INVESTMENTS.

6. DURING A TOUR OF THE DEVELOPMENT WITH PRECIADO, CONOFF SPOKE WITH SEVERAL AMERICAN RESIDENTS. THEY APPEARED SATISFIED WITH THE WORK THE STATE HAS DONE SINCE THE PROJECT WAS TAKEN OVER. CONOFF NOTED THAT RETAINING WALLS, STORM AND DRAINAGE LINES AND ATTRACTIVE CONCRET UTILITY POLES HAVE BEEN INSTALLED. NEW COBBLE-STONE STREETS ARE ALSO BEING CONSTRUCTED. FROM ALL APPEARANCES, CONOFF BELIEVES STATE MAKING HONEST EFFORT COMPLETE THE DEVELOPMENT. PRECIADO STATED HE CONFIDENT MOST BASIC WORK COULD BE COMPLETED IN SIX MONTHS BUT THIS MAY BE OVERLY OPTIMISTIC STATEMENT PARTICULARLY IF FUNDS RUN LOW.
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